

**CITY OF ROCHESTER  
30 CHURCH STREET**

**ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B**

**Cases 1-6 Public Hearing Begins: 9:30 AM  
Cases 7-12 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A**

**Thursday, July 14, 2016**

**I. Meeting with Staff**

**II. Public Hearing**

<b>Case:</b>	<b>1</b>
File Number:	V-001-16-17
Case Type:	Area Variance
Address:	22 Fleming Street
Zoning District:	H-V Harbortown Village District
Applicant:	Ihor Korda
Purpose:	To legalize the parking in front of a single family dwelling on a parcel that also contains a two family dwelling.
Code Section:	120-173
Enforcement:	No
SEQR:	Type II
<b>Case:</b>	<b>2</b>
File Number:	V-002-16-17
Case Type:	Use Variance
Address:	53 Van Stallen Street
Zoning District:	R-1 Low-Density Residential District
Applicant:	Tiffany Angelo
Purpose:	To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section:	120-199
Enforcement:	No
SEQR:	Type II
<b>Case:</b>	<b>3</b>
File Number:	V-003-16-17
Case Type:	Area Variance
Address:	96 Rossiter Road
Zoning District:	R-1 Low-Density Residential District
Applicant:	Gregory Guy
Purpose:	To expand the existing driveway of a single family dwelling located on a corner parcel, thereby creating front yard parking and exceeding the lot coverage requirement.
Code Section:	120-11, 120-173
Enforcement:	No
SEQR:	Type II

**Case:** 4  
File Number: V-004-16-17  
Case Type: Area Variance  
Address: 296 Genesee Park Boulevard  
Zoning District: R-1 Low Density Residential District  
Applicant: Anesheia Gray  
Purpose: To install a 6' tall white vinyl fence in the front yard of a single family dwelling located on a corner parcel, not meeting certain fence requirements.  
  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-005-16-17  
Case Type: Area Variance  
Address: 1118 Garson Avenue  
Zoning District: R-1 Low Density Residential District  
Applicant: Paul R. Boehm  
Purpose: To legalize the installation of solar panels in the storefront windows of a proposed office use, not meeting the transparency requirement.  
  
Code Section: 120-159  
Enforcement: Yes  
SEQR: Type II

**Case:** 6  
File Number: V-006-16-17  
Case Type: Area Variance  
Address: 81 Lake Avenue  
Zoning District: C-2 Community Center District  
Applicant: Phil Dotson  
Purpose: To remove and replace an existing detached monument sign for "Rochester Regional Health" that is 5.6' tall and has a 29 sq. ft. sign face, thereby exceeding the height and size requirements.  
  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** **7**  
File Number: V-007-16-17  
Case Type: Area Variance  
Address: 460 Lake Avenue  
Zoning District: C-3 Regional Destination Center District  
Applicant: Jack Dinaburg  
Purpose: To maintain an existing 24' tall attached pole sign for "LA Mini Mart", thereby exceeding certain sign requirements.  
Code Section: 120-177  
Enforcement: Yes  
SEQR: Type II

**Case:** **8**  
File Number: V-008-16-17  
Case Type: Area Variance  
Address: 174 South Winton Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Harold Solomon  
Purpose: To widen the existing driveway of a single family home, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case:** **9**  
File Number: V-009-16-17  
Case Type: Area Variance  
Address: 85 Stonewood Avenue  
Zoning District: C-1 Neighborhood Center District  
Applicant: Laura Baranes  
Purpose: To install a new sign and LED gas pricing on the canopy of "Kwik Fill", not meeting certain city-wide design standards and sign requirements.  
Code Section: 120-159, 120-177  
Enforcement: No  
SEQR: Type II

**Case:** **10**  
File Number: V-010-16-17  
Case Type: Area Variance  
Address: 1153 Hudson Avenue  
Zoning District: C-1 Neighborhood Center District  
Applicant: Laura Baranes  
Purpose: To install an attached, internally illuminated sign on the building, and a new sign and LED gas pricing on the canopy for “Kwik Fill”, not meeting certain city-wide design standards and sign requirements.  
  
Code Section: 120-159, 120-177  
Enforcement: No  
SEQR: Type II

**Case:** **11**  
File Number: V-011-16-17  
Case Type: Area Variance  
Address: 111 Adams Street  
Zoning District: R-3 High Density Residential District  
Applicant: Craig Ianazzi  
Purpose: To construct a detached, 3-car garage and install a 7’ tall brick fence in the rear yard of a single family home, not meeting certain bulk, fence, and parking requirements.  
  
Code Section: 120-29, 120-167, 120-173  
Enforcement: No  
SEQR: Type II

**Case:** **12**  
File Number: V-073-15-16  
Case Type: Area Variance  
Address: 1176, 1182, 1186-1188 Mt. Hope Avenue, 10, 16, 24 Gold Street and 17 Langslow Street  
Zoning District: C-1 Neighborhood Center District, R-1 Low Density Residential District  
Applicant: 10 Gold Street Properties, LLC  
Purpose: To construct a 5-story mixed use building not meeting the rear yard setback requirement.  
  
Code Section: 120-36  
Enforcement: No  
SEQR: Unlisted (Lead: Director of Planning and Zoning)